

## Lake & Lakeshore

Any work on, disturbance of a lake, lakebed or lakeshore within twenty horizontal feet of the average high water requires prior issuance of a Lake & Lakeshore Protection Construction Permit.

Some exceptions exist to enable general maintenance and minor repairs to structures and shoreline, using hand tools only, and meeting certain limitations.

The permitting system is designed to allow applicants for residential property projects, intended for non-commercial use to be able to apply for, and secure permits with no technical help. The applicable regulations and application forms are available in our office, or on-line. Most projects can be permitted directly by our office, under an administrative review and approval. However, certain construction activities require presentation before the Flathead County Commissioners and in some cases public comment prior to issuing a permit.

Permits for Lost Coon Lake, and Whitefish Lake properties located within the Whitefish city limits are processed by the *City of Whitefish Building & Planning Department*.

Additional permits may be required from state and federal agencies, depending on the scope of work, mapped floodplain or proximity to sensitive areas such as stream in-flows and wetlands. Information is available on-line, but the applicant is responsible for determining the need and securing permits as required.

Larger scale projects such as commercial uses, private or public marinas, or dredging over limits imposed by the U.S. Army Corps of Engineers, and the Flathead County Floodway & Floodplain Regulations, may require environmental study and permitting documents that could require professional assistance.

Our staff is always available to help you determine the impact of your proposed project or land use, and can provide permitting assistance, or direct you to technical support.

## Mission Statement:

"The Flathead County Planning & Zoning Office is committed to providing the highest level of planning services. We will accomplish this through employees who anticipate public needs, and promote a work environment that encourages creativity, communication and cooperation. The Office will also encourage professional development and training for all staff members."



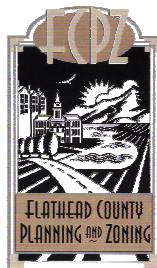
*Whether it's warm weather boating or winter ice fishing, our lakes lure us all outdoors to share this treasured resource with family and friends.*



*Our office and staff are here to help you manage and preserve lake property for your enjoyment and the preservation of these unique and valuable waters.*

*Inside this brochure you will find nine simple steps to lake enjoyment and preserving lake and property values.*

*For more information, contact:*



Flathead County Planning & Zoning  
1035 First Avenue West  
Kalispell, MT 59901  
Phone: 406-751-8200  
Fax: 406-751-8210  
E-mail: [planningweb@flathead.mt.gov](mailto:planningweb@flathead.mt.gov)  
Website: [http://flathead.mt.gov/planning\\_zoning/](http://flathead.mt.gov/planning_zoning/)



## Flathead County Planning & Zoning

### Lake & Lakeshore Protection



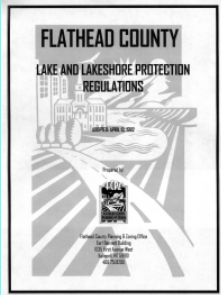
Flathead County is blessed with an abundance of lakes, which offer irreplaceable recreational resources to lakefront property owners and visitors alike.

In order to protect these fragile environments and preserve them for future enjoyment, the State of Montana has enacted legislation that requires counties to adopt and regulate lake and shoreline construction permits on all lakes twenty acres or greater.

The Flathead County Planning & Zoning office manages the Lake & Lakeshore Protection Regulations construction permit process under the governance of the county Commissioners; and is here to assist you with planning, permitting and executing your lakeshore projects to ensure continuing enjoyment and protection of our lakes.

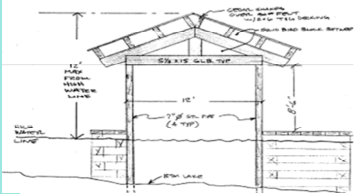
*Flathead County Planning & Zoning*

## 1. Read the Regulations



Once you have decided what you want to do on your lake frontage, research the Lake & Lakeshore Protection Regulations. That document is organized so that you can find the kind of project you are planning and determine allowable dimensions, materials, setback requirements and permit requirements.

## 2. Plan your Project



When you have familiarized yourself with the standards

for lake construction, you or your contractor must prepare a drawing, or set of drawings, providing additional information as needed for our staff to review and approve your project.

## 3. Document the Site



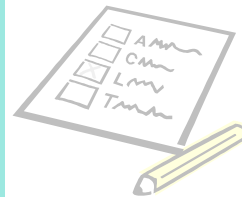
Using a copy of your survey, a print out from the Global Information System, or other documentation source, draw a site plan, per the instructions in the regulation book and application. Be sure to include all existing structures within the regulated area, and note any natural features that may affect your project, such as imbedded boulders, adjacent wetlands or streams.

## 4. Complete the Application



Fill out the application form completely, attaching all required documentation, and any supporting materials. If your project includes amending or modifying the shoreline or lake bottom, photographs will be required. If you can provide the pictures your permit process will be accomplished more quickly.

## 5. Submit and Pay Fees



Check your application for all elements and mail, or bring it to our office. Fees are calculated on a 'per item' basis. You can combine multiple projects into a single permit, or we can break the steps down into separate permits to help you schedule the work. At the time of submittal, you will be assigned a file number. Please use this reference number in any inquiries regarding your permit. Permits are valid for one year from issue date.

## 6. Schedule a Site Visit



All but the simplest projects require a staff visit to assess on-site conditions. While it is not necessary that you be there, if there are any questions, comments or recommendations your participation will keep things moving. Your project may require amendment or modification after our visit and site evaluation.

## 7. Get & Post the Permit



Unless otherwise authorized by staff you may NOT start your project until you actually receive and POST your permit at the job site. Hint—in summer post so it can be seen from the lake,

in winter from the road or street. If you start before you receive a permit we will get calls, and the after-the-fact fees are FOUR TIMES the regular permit rates.

## 8. Complete your Project



As you build, confirm that you are in compliance with your plans and the conditions of your permit, which can be quite specific. If

you must change or alter your project due to unforeseen circumstances CALL US. We'll help you with the problems. If you make changes without prior approval, you may be required to remove the unauthorized work. Remember to call our office upon completion.

## 9. Enjoy your Lake!



We all love our lake waters. Thank you for your

part in protecting and preserving this unique resource.